

# *City of Binghamton*

*Mayor Richard C. David*



## **Draft Annual Action Plan**

September 2016 to August 2017 (Fiscal Year 42)

Prepared by:

Department of Planning, Housing, and Community Development

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## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

This plan represents the second year of the City of Binghamton 2015-2020 Consolidated Plan. Many of the elements in this plan will be similar if not the same as the previous year's plan. No new goals have been identified although the City has responded to more recent issues such as the heroin epidemic by utilizing its standard public service allocations to help battle this problem. The City continues to look at the City as a whole in allocating its entitlements but with the changes to its demographics and locations of poverty, CDBG funds may be implemented in new neighborhoods that may have not qualified before.

This plan shall work in tandem with the Comprehensive Plan adopted in 2014 and available at <http://www.binghamton-ny.gov/blueprint-binghamton-comprehensive-plan> and draws from surveys done for that project as well as a residential market analysis available at <http://www.binghamton-ny.gov/residential-market-analysis>. An Analysis of Impediments to Fair Housing Plan was created in 2015 that identified additional measures the City may need to take to ensure fairness and equality for all of its residents.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This plan has seven goals based on the Consolidated Plan goals. These goals are to 1) increase home ownership rates, 2) reduce blight and beautify the city, 3) eliminate homelessness, 4) rebuild or modernize public infrastructure, 5) improve transportation and accessibility, 6) provide services for the underserved, and 7) revitalize the economy of Binghamton.

#### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Severe funding cuts have decreased the ability for the City and its grant sub-recipients to maintain previous levels of service quality. Owner occupancy rates over the last several years have increased slightly despite the population shrinking. Dozens of blighted buildings in the community have been removed. However, there is still much work that needs to be done.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City has a Community Development Advisory Council made up of eleven appointees selected by the mayor and council members to act as the voice of the residents per the Citizen Participation Plan. This committee typically meets regularly and meetings are open to the public. CDAC members are also encouraged to do local outreach in their neighborhoods to seek additional comments or suggestions. The CDAC provides recommendations on the Annual Action Plan and funding.

An initial public meeting was held in March, and over a dozen people attended. Almost all were representatives of local non-profit agencies that currently or hope to receive CDBG funding. Three speakers voiced their opinions on not only what their agency does but what they perceive as needs in the community.

SPACEHOLDER FOR MAY PUBLIC COMMENT PERIOD

In addition to these public comment periods, individuals can contact the City directly and relevant comments are passed onto the CDAC for their deliberations.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

March 7th Public Hearing Comment Summary

- Youth and young adults need programs that encourage avoiding risky behavior
- Funding is needed for programs that address teen pregnancy, bullying, and birth control
- CDBG money is useful for programs that help the elderly

SPACEHOLDER FOR MAY PUBLIC COMMENT PERIOD

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments are taken into consideration. Requests for direct funding of public services will need to be done in the Fall during the RFP process.

## **7. Summary**

The goals listed herein represent a comprehensive city-wide effort to reshape the City for the better.

## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	Binghamton	Department of Planning, Housing, and Comm Develop.	
HOME Administrator	Binghamton	Department of Planning, Housing, and Comm Develop.	
ESG Administrator	Binghamton	Department of Planning, Housing, and Comm Develop.	

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

The Binghamton Department of Planning, Housing, and Community Development is the agency responsible for preparing the HUD entitlement individual Annual Action Plans. The Community Development division is responsible for administering the CDBG and ESG grants and the Housing division is responsible for administering HOME funds.

### **Consolidated Plan Public Contact Information**

Stephen Carson, Grants Administrator

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

A public meeting was held on March 7, 2016 to hear local needs and concerns for the Annual Action Plan. Dozens of agencies, from local social groups to municipal agencies to religious organizations, were contacted via email or phone. Individuals within the community who had expressed interest in being notified about HUD funding were also contacted. Thirteen people attended of which most were employees of various non-profit agencies in the area. Three individuals/groups voiced their concerns. In addition to the stakeholder meeting, additional agencies have been contacted via email or phone outreach in order to gauge additional considerations and needs. When schedules permitted, City officials met with stakeholder groups. The City also created a contact email specifically for which stakeholders and residents could voice their concerns, and this email was included in the press release submitted at the time the draft Annual Action Plan was released for public review in order to maximize public feedback.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The city works directly with three housing providers: First Ward Action Council, Opportunities for Broome, and Metro Interfaith. First Ward Action Council, amongst other activities, provides senior housing rehab services which is reimbursed through the CDBG program. Opportunities for Broome is an agency that works to better and empower the low income residents of the area. Metro Interfaith runs the Home Ownership Academy that provides free financial and home purchase counseling for prospective home owners and helps coordinate with the Housing division for its own home purchase program. All of these agencies run their own housing services for lower income households in various locations throughout the region. The Binghamton Housing Authority is a separate entity that administers the Section 8 Program and Public Housing in Binghamton.

Each Fall, the City releases RFPs seeking applications for the expenditures of the CDBG public service activity funds as well as ESG funds. Potential stakeholders are notified along with public advertising to maximize agencies that wish to become sub-recipients. The Community Development Advisory Council (CDAC) helps oversee and award the remaining service and ESG funds prior to the Council's and Mayor's final decision on sub-recipient's funding allocations.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Grants Administrator works closely with the local Continuum of Care (CoC), the Homeless Coalition of the Southern Tier, as well as the CoC HMIS (Homeless Management Information System) Administrator. The Grants Administrator acts as a voting member of the CoC as a representative of the City and is a member of the NOFA and HMIS subcommittees.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Grants Administrator works closely with the local Continuum of Care (CoC), the Homeless Coalition of the Southern Tier, as well as the CoC HMIS (Homeless Management Information System) Administrator. The Grants Administrator acts as a voting member of the CoC as a representative of the City and is a member of the NOFA and HMIS subcommittees. The Chair of the CoC was invited to attend a CDAC meeting and explain the area's homeless situation. The CoC also helped shape the particulars of budgeting for the Annual Action Plan by providing insight and suggestions as to how the City should allocate funding for the five ESG eligible activities. In the Fall, the CoC will also work hand in hand with the CDAC to prepare the RFPs for homeless agencies wishing to receive EGS funding as well as to make recommendations as to which agencies will receive specific funding for their programs.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ACTION FOR OLDER PERSONS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency is a current subrecipient of CDBG funds and offered insight at the March Public Hearing regarding elderly needs in the area.
2	<b>Agency/Group/Organization</b>	Family Planning of SCNY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency spoke at March Public Hearing about the need for their program.
3	<b>Agency/Group/Organization</b>	Life Choices Center
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided information about programs they run at the March 7th Public Hearing.
4	<b>Agency/Group/Organization</b>	Coalition for the Homeless of the Southern Tier, NY Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency is the local Continuum of Care. Provided information regarding homeless needs in the area.
5	<b>Agency/Group/Organization</b>	Binghamton Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was contacted for development of a separate grant application in the early part of 2016. Development of that application provided vital information about the PHA , its residents, as well as the nature of the neighborhood in the downtown area that surrounds the PHA apartments.

### Identify any Agency Types not consulted and provide rationale for not consulting

Representatives of nine agencies attended the first meeting in March. Of those, only three communicated with the CDAC their opinions, as listed previously. Any agency may contact the City Community Development Department at any time for help or to submit ideas or even ask questions regarding the HUD Entitlement programs.

No business or civic leaders were contacted regarding a homeless strategy specifically because of the advanced organizational state of the local Continuum of Care.

No specific consultations with the State or local health agencies were done regarding a lead based paint strategy, although several health agencies were contacted for the first meeting. The City has continued funding for a lead paint abatement program for the past several years in



tandem with its home repair program. Code Enforcement's policy for lead paint is to refer tenants to or contact the county Health Department for lead testing.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Homeless Coalition of the Southern Tier	The City receives ESG funds it then distributes to agencies that provide homeless services. Many if not all, belong to the Homeless Coalition. The Homeless Coalition also provides client tracking information that the City can then utilize for its own plan and strategies. In many ways, the Homeless Coalition and the City are partners in implementing homeless prevention and reduction policies.
Blueprint Binghamton	City of Binghamton	Several projects and goals listed in the Blueprint Binghamton comprehensive plan were scheduled to be met with CDBG funds. In the years since the development of that plan, several of those goals have been met.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City has a Community Development Advisory Council made up of appointees selected by the mayor and council members to act as the voice of the residents per the Citizen Participation Plan. This committee meets throughout the year to provide recommendations on the City's Consolidated and Annual Action Plans.

In addition, public meetings are held prior to adoption of the Annual Action Plan. One is held prior the release of the draft plan and another is held during the 30 day comment period to take in resident feedback.

In addition, the press release submitted during the 30 day comment period encouraged citizens to reply via email to a dedicated email address setup for all HUD based plans and actions in order to provide a better record of public feedback.

### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Non-targeted/broad community	One dozen attendees and three commentators.	Fund service programs for youth and elderly.	None rejected	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	The Community Development Advisory Council is made up of eleven appointed members that represent city residents. Meetings are open to the public. CDAC members are also encouraged to do local outreach in their neighborhoods to seek additional comments or suggestions.	All meetings are recorded and available to anyone who asks for a copy. When resources permit, meeting minutes are transcribed from the recordings. CDAC comments are taken into account by the Council and Mayor and the Grants Administrator acts as a liaison between the City and the members	Generally, all legitimate comments are reacted upon. In cases where official decisions must be made, a quorum vote is required in order to give the CDAC a centralized voice on a course of action.	<a href="http://www.binghamton-ni.gov/community-development-advisory-committee-cdac">http://www.binghamton-ni.gov/community-development-advisory-committee-cdac</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	All residents are encouraged to send comments to the Grants Administrator via phone or direct email. Alternately, they can email hudplan@cityofbinghamton.com. This email link is linked to the Grants Administrator and is used as the default email for public comments via email.	Two comments have been received in the past year, excluding those wishing to be added to the HUD mailing list. One requested additional funding for youth programs, and another requested additional funding for infrastructure or capital improvements for non-profit agencies in lower income areas.	Historically, the City has shied away from investing CDBG funds into capital improvements for non-profits. However, the usage of funds for such activities is not expressly forbidden. Policy makers have been informed about the eligibility of these improvements.	

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

Entitlement funding from HUD has decreased steadily over the past few years with the exception of recent HOME increases. Currently, the city receives approximately \$2.25 million in overall entitlement amongst the three programs : CDBG, HOME, and ESG. With decreasing funds comes decreasing capability of delivering improvements and programs to the city. In addition, regulatory oversight limits the usage of these funds as many resources must be spent to meet HUD and other federal requirements, New York State, and even Broome County and other local requirements.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,735,336	48,709	0	1,784,045	5,775,812	Program income estimated from average of previously three years program income received. Additional RL funds will be added as receipted .

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	374,056	43,144	0	417,200	773,891	Program income estimated from average of previously three years program income received
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	156,982	0	0	156,982	364,666	ESG funds will consist of entitlement funds only.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

For the 25% match from HOME funds, the City of Binghamton utilizes past and current State level grants funds to match the amount. The City works with the Homeless Coalition to discuss its member's capacity to meet the matching 50% for ESG funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The only City owned property that would be influenced by the needs within this plan would be park improvements and the potential demolition of properties acquired by the City for removal of blight. The future useage of cleared properties will be based on what CDBG eligible activities will best be served by reuse of the plots.

Currently, three broad categories are planned for future usage of cleared properties. Properties could be sold to neighbors who are LMI verified owner occupants of their own properties for use as a yard or garden. Alternately, properties could be turned into public green-space or mini parks in LMI areas. Similarly, cleared properties adjacent to a park that serves an LMI service area could be incorporated into the park space. Finally, if several adjoining properties are cleared, the properties could be redeveloped as part of an economic incubator project that will have the goal of either serving an LMI area or by creating LMI jobs.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Owner Occupied Housing	2015	2019	Affordable Housing	City of Binghamton	Homeownership	CDBG: \$145,156 HOME: \$309,598	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeowner Housing Rehabilitated: 77 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted
2	Blight Reduction	2015	2019	Affordable Housing Non-Housing Community Development	City of Binghamton	Blight Reduction	CDBG: \$583,323 HOME: \$107,603	Rental units rehabilitated: 10 Household Housing Unit Buildings Demolished: 8 Buildings Housing Code Enforcement/Foreclosed Property Care: 4593 Household Housing Unit



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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Reduce/Prevent Homelessness	2015	2019	Homeless	City of Binghamton	Eliminate Homelessness	CDBG: \$5,000 ESG: \$156,982	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 275 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 170 Persons Assisted
4	Improve Infrastructure	2015	2019	Non-Housing Community Development	City of Binghamton	Fix Public Utilities and Facilities	CDBG: \$145,636	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 26774 Persons Assisted
5	Improve Transportation & Accessibility	2015	2019	Non-Housing Community Development	City of Binghamton	Improve Transportation	CDBG: \$163,336	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 90 Households Assisted
6	Provide Service Activities	2015	2019	Non-Homeless Special Needs	City of Binghamton	Services for the Underserved	CDBG: \$127,985	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1704 Persons Assisted
7	Economic Development	2015	2019	Non-Housing Community Development	City of Binghamton	Economic Revitalization	CDBG: \$163,000	Jobs created/retained: 15 Jobs Businesses assisted: 2 Businesses Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Increase Owner Occupied Housing
	<b>Goal Description</b>	This goal will be accomplished by funding the Binghamton Homeownership Academy through Metro Interfaith. In addition funding is being set aside to provide City seniors with minor to moderate repairs on their homes. The First Time Homebuyer program, utilizing older funding but still administered by the Housing department, will provide funds to assist income eligible households with new homes in the city and the related HOME rehabilitation program along with the lead paint program will help repair and rehabilitate owner occupied housing units.
2	<b>Goal Name</b>	Blight Reduction
	<b>Goal Description</b>	This goal will be accomplished by providing funding to the Code Enforcement Department to inspect and enforce building codes in lower income and blighted areas. Money will also be allocated through the HOME CHDO set aside for rental rehabilitation. Demolition activities, including engineering expenses, will decrease the number of vacant and dangerous building in the City. Finally, money will go into crime prevention to provide additional security in low income areas and parks.
3	<b>Goal Name</b>	Reduce/Prevent Homelessness
	<b>Goal Description</b>	ESG funds will go towards assisting the running and potential expansion of homeless shelters in the area. Funds will also be used to provide homeless prevention services for those on the verge of homelessness and for providing funds to enable the homeless to transition from shelter to their own housing. Finally, a portion of funds will be used to provide HMIS services.
4	<b>Goal Name</b>	Improve Infrastructure
	<b>Goal Description</b>	This goal will be accomplished by providing funding to the Department of Public Works and the Parks Department for the replacement or modernization of public utilities and facilities. A portion will also be provided to the Engineering Department to oversee these activities.
5	<b>Goal Name</b>	Improve Transportation & Accessibility
	<b>Goal Description</b>	This goal will be accomplished by providing funds to fully reconstruct streets where needed, or to provide for milling and paving of eligible areas. It will also cover the costs to provide engineering services for these activities. In addition, funds will be allocated to develop plans for improving accessibility to city services and facilities for residents.

6	<b>Goal Name</b>	Provide Service Activities
	<b>Goal Description</b>	This goal will be accomplished by providing funds for various non-profits to provide services that affect special needs populations, including, but not limited to, lower income youth, seniors, and the disabled. In addition, the City has identified that the national heroin epidemic has become a local problem and will utilize funds to address this matter.
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	This goal will be accomplished by providing funding to the Binghamton Local Development corporation to provide low interest loans to small business with the requirement that they create jobs for low income people. The BLDC will also provide marketing and technical assistance for businesses within the community.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The First Time Homebuyer program estimates it will serve approximately seven households this year, of which each household must be verified as less than or equal to the moderate income. In addition, approximately ten new housing units are expected to be created through the HOME program through a local CHDO. Overall, the City will provide new affordable housing to approximately 25 people this year.

## **AP-35 Projects – 91.220(d)**

### **Introduction**

The City will release RFPs in the fall for both the public services goals and the homeless goals for the upcoming city fiscal year (January 1st to December 31st). This will allow agencies in the community to submit their plans on utilizing entitlement money. For ESG funds, the Homeless Coalition is utilized as a source for creation of the homeless specific RFP and the selection of awarded agencies. Although many of the agencies who submit ESG activities are part of the Homeless Coalition, the overall group's input is utilized to ensure that there are no conflicts of interest. All submitted activities are evaluated by the Community Development Advisory Council, along with public feedback, and then recommendations are submitted to the Mayor's Office and the City Council prior to final approval.

Certain activities, due to the nature of the activities, are done through either formal bid, such as multi-year lead testing contracts, or due to unique capabilities and/or past working relationships such as with Metro Interfaith, are directly assigned to agencies.

Council and the Mayor will make final approvals of this FY42 AAP Budget and Plan in July.

#	Project Name
1	FY42 CDBG Administration
2	FY42 CDBG/Planning and Design
3	FY42 CDBG Economic Development
4	FY42 CDBG/Housing
5	FY42 CDBG/Code Enforcement
6	FY42 CDBG/Public Infrastructure
7	FY42 CDBG/Demolition
8	FY42 CDBG/Human Services
10	FY42 CDBG/Section 108 Loan Payments
11	FY42 ESG/City of Binghamton
12	FY42 HOME/Administration
13	FY42 HOME/Rehabilitation
14	FY42 HOME/CHDO Set-aside

**Table 8 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Activities are not sorted by priority. Allocation numbers are kept to maintain consistency with the numbering system used in previous year for improved tracking. Priorities for each project are determined by the Needs Assessment in the Consolidated Plan.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

1	<b>Project Name</b>	FY42 CDBG Administration
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$151,000
	<b>Description</b>	Salaries and contractual services for administering the CDBG program.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	None directly.
	<b>Location Description</b>	Binghamton City Hall 38 Hawley Street, 4th Floor Binghamton, NY 13901
	<b>Planned Activities</b>	Salary and benefits for Grants Administrator and related staff, including overtime, stipend for CDAC members, reimbursement for related contractual, legal, and financial activities. The City will also fund a Fair Housing educational outreach program to inform landlords and renters of their rights and responsibilities.

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<b>2</b>	<b>Project Name</b>	FY42 CDBG/Planning and Design
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Services for the Underserved
	<b>Funding</b>	CDBG: \$129,000
	<b>Description</b>	Salaries and contractual services for general planning activities, including mapping services.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	None directly
	<b>Location Description</b>	Binghamton City Hall 38 Hawley Street, 4th Floor Binghamton, NY 13901
	<b>Planned Activities</b>	In addition to meeting goals and projects identified in the City's Comprehensive Plan, this funding line will allow the City to consolidate and define its accessibility regulations to ensure maximum resident use of City facilities and City funded activities.
<b>3</b>	<b>Project Name</b>	FY42 CDBG Economic Development
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Revitalization
	<b>Funding</b>	CDBG: \$163,000
	<b>Description</b>	Salaries for Binghamton Local Development Corporation to administer CDBG revolving business loans and counsel local businesses.

	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide activity, although the BLDC has identified key target areas for commercial redevelopment in lower income areas around the city.
	<b>Planned Activities</b>	The BLDC administers a revolving loan program that provides low interest loans to businesses that promise to hire or retain employees from lower income households. In addition, the BLDC provides outreach and technical assistance to commercial activities located in lower income areas.
4	<b>Project Name</b>	FY42 CDBG/Housing
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Increase Owner Occupied Housing
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	CDBG: \$229,312
	<b>Description</b>	CDBG program housing projects and delivery including program delivery, senior housing repairs, lead risk assessments for property rehabilitation, funding for homeownership training, closing costs assistance, and other contractual services required for rehab and/or home purchases.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activity is expected to help over 130 households, most of which are elderly households and/or below 80% AMI.
	<b>Location Description</b>	City wide activity

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	<b>Planned Activities</b>	First-time Home Buyer Program, Senior Housing Repair Program, Homeownership Academy, Lead Risk Assessment Program.
<b>5</b>	<b>Project Name</b>	FY42 CDBG/Code Enforcement
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Blight Reduction
	<b>Needs Addressed</b>	Blight Reduction
	<b>Funding</b>	CDBG: \$209,531
	<b>Description</b>	Code enforcement activities, the majority of which occur in low-mod areas and neighborhoods.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Predominantly renters will benefit, but homeowner safety will be affected as well.
	<b>Location Description</b>	City wide, but specifically in LMI areas.
	<b>Planned Activities</b>	Responding to Code Violation calls from renters and/or neighbors. Assisting individuals with bringing properties into compliance with local and State building requirements.
<b>6</b>	<b>Project Name</b>	FY42 CDBG/Public Infrastructure
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Improve Infrastructure Improve Transportation & Accessibility
	<b>Needs Addressed</b>	Fix Public Utilities and Facilities Improve Transportation
	<b>Funding</b>	CDBG: \$337,907



	<b>Description</b>	Includes replacement of roads and utilities, milling and paving, and park capital improvements. Also includes delivery and additional costs associated with each activity as well as delivery costs for demolition activities.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will occur in areas that are primarily residential and have a service area at least 51% or more of LMI households.
	<b>Location Description</b>	City wide, but predominantly in LMI areas.
	<b>Planned Activities</b>	Expected activities to include several street milling and paving projects in predominantly LMI residential areas. Street improvements may also include sidewalk replacements and/or utility replacements. Additional activities will include capital improvements to parks such as bathroom upgrades, new equipment installation, or aesthetic improvements. All parks assisted must have a service area that serves predominately LMI residential neighborhoods. Costs include the engineering and architectural oversight of projects.
<b>7</b>	<b>Project Name</b>	FY42 CDBG/Demolition
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Blight Reduction
	<b>Needs Addressed</b>	Blight Reduction
	<b>Funding</b>	CDBG: \$221,000
	<b>Description</b>	Demolition, site clearance, and all related costs of buildings deemed to be unsafe.
	<b>Target Date</b>	8/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Demolitions are done to reduce the impact of dangerous vacant properties to neighborhoods around the City. Such properties serve as beacons for criminal activities and present aesthetic and safety issues to their neighbors. Depending on location, properties so cleared may in the future be returned to local households as yards or gardens should they meet LMI requirements, or properties may be used as part of larger plan such as economic incubation or parks expansions. All future uses of cleared properties must meet HUD regulations.
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Identified properties must be determined by Code Enforcement to be dangerous. Currently inhabited properties will not be demolished until residents are relocated. Properties will be tested for asbestos and cleared per NY State requirements. Demolitions and post demolition cleanups will follow and include air monitoring to meet all Federal and State requirements.
8	<b>Project Name</b>	FY42 CDBG/Human Services
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Provide Service Activities
	<b>Needs Addressed</b>	Services for the Underserved
	<b>Funding</b>	CDBG: \$167,895
	<b>Description</b>	Includes extra services targeted towards specific groups as well as crime prevention activities such as overtime for extra LMI neighborhood patrols or additional park rangers in city parks.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over seventeen-hundred individuals are expected to be provided with assistance that would not exist without this allocation. The majority of those individuals will either be in an LMI household or be verified as being in a category that HUD determines as presumed to be LMI such as seniors or the disabled.
	<b>Location Description</b>	City-wide

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	<b>Planned Activities</b>	Activities will be broad in scope but will include activities to reduce crime in lower income areas and parks, assistance to potential or existing homeowners to improve their financial priorities, and direct financial assistance to local non-profit agencies to expand or improve their programs that serve the community.
9	<b>Project Name</b>	FY42 CDBG/Section 108 Loan Payments
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$175,400
	<b>Description</b>	Repayment to HUD for the Section 108 Loan
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	38 Hawley Street Binghamton, NY 13901
	<b>Planned Activities</b>	
10	<b>Project Name</b>	FY42 ESG/City of Binghamton
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Reduce/Prevent Homelessness
	<b>Needs Addressed</b>	Eliminate Homelessness
	<b>Funding</b>	ESG: \$156,982
	<b>Description</b>	Project for the usage of ESG funds

	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All clients served will be homeless or on the verge of homeless
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	In addition to administrative costs, ESG funds will be used to address the five categories of eligible activities as detailed by HUD for ESG funds. In coordination with the local Continuum of Care, the City will distribute these funds according to homeless agency needs to reduce homelessness in the City. The City is committed to the usage of funds to be used mainly for the purposes of assisting people to go from situations of homelessness in all its definitions to permanent and sustainable housing situations.
11	<b>Project Name</b>	FY42 HOME/Administration
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Increase Owner Occupied Housing Blight Reduction
	<b>Needs Addressed</b>	Homeownership Blight Reduction
	<b>Funding</b>	HOME: \$35,205
	<b>Description</b>	
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is an indirect cost for administration of HOME funds

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	<b>Location Description</b>	City Hall 38 Hawley Street Binghamton, NY 13901
	<b>Planned Activities</b>	Administration and inspection activities
<b>12</b>	<b>Project Name</b>	FY42 HOME/Rehabilitation
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Increase Owner Occupied Housing
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	HOME: \$291,995
	<b>Description</b>	Single family rehab program
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately seven households are expected to receive some form of rehabilitation assistance.
	<b>Location Description</b>	City wide. All recipient households must be LMI.
	<b>Planned Activities</b>	Lead inspection and removal as well as rehabilitation of single family owner occupied housing
<b>13</b>	<b>Project Name</b>	FY42 HOME/CHDO Set-aside
	<b>Target Area</b>	City of Binghamton
	<b>Goals Supported</b>	Blight Reduction
	<b>Needs Addressed</b>	Blight Reduction
	<b>Funding</b>	HOME: \$90,000
	<b>Description</b>	CHDOs receiving funding must be certified and meet all HOME requirements for proposed projects.

	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds should provide at least ten new quality rental units to the local housing stock.
	<b>Location Description</b>	City wide, but activities will be done on properties owned and rehabilitated by local CHDOs.
	<b>Planned Activities</b>	Creation and rehabilitation of rental housing.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City wishes to maintain a comprehensive, city-wide plan instead of targeting specific locations. All activities must meet LMI eligibility requirements where required by HUD.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Binghamton	100

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City does not run a public housing or Section 8 program. Those are done through the Binghamton Housing Authority, an independent agency. The City also does not use HOME funds for Tenant Based Rental Assistance (TBRA). HOME funds can provide assistance to agencies such as CHDOs to provide affordable decent rental units. The ESG program provides services to prevent those in danger of homelessness to remain in their units via rental assistance and to also provide funds for those who are homeless to lease a new rental unit.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	85
Special-Needs	0
Total	100

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	70
The Production of New Units	10
Rehab of Existing Units	7
Acquisition of Existing Units	7
Total	94

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The overall goal of the PHA is to provide as much high-quality necessary public housing in excellent condition as it can.

### **Actions planned during the next year to address the needs to public housing**

The PHA plans on increasing the quality of its units, reduce vacancies, expand its voucher landlord base, find additional funding, and to improve the safety of its residents.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The PHA plans to promote employment amongst its residents when possible. It also plans on seeking services that will allow the elderly or disabled more independence. The City is looking at a project identified through the Comprehensive Plan for the renovation of the area around the main PHA facilities to improve disaster resiliency and renovate the blight within the neighborhood. As sources of funding and plans become available, the City will outreach to PHA staff and its residents to involve them, along with other affected neighbors, to renovate the area in a way that meets the resident's needs and wishes.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The PHA is not designated as "troubled".

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will release an RFP in the Fall seeking applications from homeless service providers. These funds will be split along Emergency Shelter/Street Outreach and Rapid Re-housing/Homeless Prevention services in order to meet HUD requirements. The local Continuum of Care will be notified when the RFPs are released and will be involved with the selection and award of ESG funds.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will release an RFP in the Fall seeking applications from homeless service providers. These funds will be split along Emergency Shelter/Street Outreach and Rapid Re-housing/Homeless Prevention services in order to meet HUD requirements. The local Continuum of Care will be notified when the RFPs are released and will be involved with the selection and award of ESG funds.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will release an RFP in the Fall seeking applications from homeless service providers. These funds will be split along Emergency Shelter/Street Outreach and Rapid Re-housing/Homeless Prevention services in order to meet HUD requirements. The local Continuum of Care will be notified when the RFPs are released and will be involved with the selection and award of ESG funds.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City will release an RFP in the Fall seeking applications from homeless service providers. These funds will be split along Emergency Shelter/Street Outreach and Rapid Re-housing/Homeless Prevention services in order to meet HUD requirements. The local Continuum of Care will be notified when the RFPs are released and will be involved with the selection and award of ESG funds.

## Discussion

The City is not a recipient of HOPWA funds.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

Most public policies that have an effect on the affordability of housing have little to do with City policies. CDBG, HOME, and ESG funds are used and do directly affect people's affordability of housing by providing assistance for housing rehabilitation or through providing assistance to those at risk of homelessness by providing temporary rental assistance. Beyond essentially providing funds that residents would not be able to afford on their own that may affect affordability, much of the rest is in the hands of state and federal limitations and regulations that add extra overhead costs to private and public projects.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Tax policies that make it difficult to afford homes are somewhat reduced by using HUD and other grant funds to offset the required taxes to run the city where possible. For example, school taxes are outside the purview of the City as a municipality, and little can be done for those other than to funnel funds into youth programs that may offset school taxes.

The City will run a lead risk assessment program for rehab projects and that can help alleviate lead paint issues homeowners may have when it comes to repairing their homes.

### **Discussion**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The City will provide funds to "human service" programs run through local non-profits. The City will encourage non-profits to apply for funding and will judge applicants based on the program's impacts for the underserved.

#### **Actions planned to foster and maintain affordable housing**

The City will continue to fund the administration of the First Time Homebuyer program and fully fund the owner occupied rehabilitation programs. The HOME CHDO set aside will address rental unit rehabilitation. The City will also continue to fund programs through area non-profits to provide the homeownership academy and senior housing rehabilitation programs. All of these will help to maintain and improve affordable housing in the area.

#### **Actions planned to reduce lead-based paint hazards**

The City will continue to run its lead paint assessment program in tangent with its housing rehabilitation program.

#### **Actions planned to reduce the number of poverty-level families**

The City will continue to fund economic development activities to decrease the unemployment rate.

#### **Actions planned to develop institutional structure**

City representatives will monitor all agencies receiving CDBG, ESG, and HOME funding during the year to ensure that all activities meet HUD requirements on reporting and financial responsibility.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City is currently working on a Language Assistance Plan (LAP) that will bring together non-profit service agencies and municipal agencies to develop a communication access plan for all City-run and City funded programs. Understanding that there is a close connection between fair housing issues and communication issues, the City is encouraging agencies that can bridge the gap between cultural and economic groups and provide outreach and education programs that are identified through the LAP and Fair Housing Study as needed to submit applications for CDBG funding. Programs such as fair housing

education courses for tenant and landlords, English classes, and translation and communication services, may all be potentially viable under the human service program funding as identified in the plan.

## **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	89.30%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City matches HOME funds with State grants from agencies such as the New York State Affordable Housing Corporation or Quaranta Housing. HUD rules allow carryover of previous

unspent matching funds which will likely be utilized.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds will not be used for home purchase activities, only for rehab.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME funds will not be used for home purchase activities, only for rehab.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

CHDOs perform multi-family rental unit rehabilitation. Liens and restrictive covenants are placed on the properties to ensure that HUD regulations are followed in regard to rental costs and LMI requirements.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see attached Emergency Solutions Grants Program Written Standards

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The local Continuum of Care, the Homeless Coalition of the Southern Tier, encourages members to utilize HMIS to ensure proper database management and homeless tracking.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

RFPs will be released in the Fall. Eligible homeless agencies will be required to submit applications indicating the need for funding and their ability to meet the matching requirement. Awards will be based on many factors, but agencies will be required to indicate what type(s) of ESG funding they are applying for (emergency shelter, street outreach, rapid re-housing, and homeless prevention).



4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City pays a license for and utilizes the HMIS system run by Fairview Recovery Services, the lead agency for ShelterNet. In addition, there is a City representative that acts as a voting party at monthly Continuum of Care meetings and sits on the CoC financial and information subcommittees.

5. Describe performance standards for evaluating ESG.

ESG can only be evaluated through the lens of the Homeless Coalition. The City strives for a 100% reduction in homelessness and was one of the first to respond to the national call for the elimination of homeless veterans.

## **Discussion**